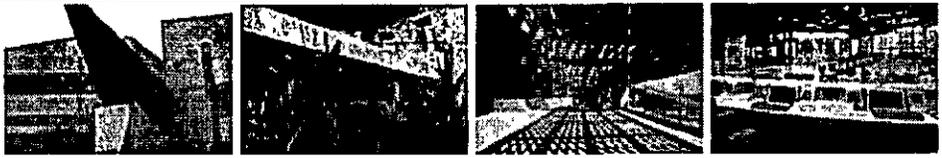


A U S T I N C I T Y C O U N C I L

AGENDA



Thursday, November 16, 2006

+ [Back](#) [Print](#)

**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. *74*

Subject: C14H-05-0017 – Baugh-Colby House - Approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1102 Enfield Road (Shoal Creek Watershed) from multi-family residence-medium density-neighborhood plan (MF-3-NP) combining district zoning to multi-family residence-medium density-historic-neighborhood plan (MF-3-H-NP) combining district zoning. Staff Recommendation: To grant multi-family residence-medium density-historic-neighborhood plan (MF-3-H-NP) combining district zoning. Planning Commission Recommendation: To grant multi-family residence-medium density-historic-neighborhood plan (MF-3-H-NP) combining district zoning. Applicant: Historic Landmark Commission City Staff: Steve Sadowsky, 974-6454. A valid petition has been filed in opposition to this rezoning request.

Additional Backup Material
(click to open)
 [Staff Report and Ordinance](#)

For More Information:

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-05-0017

HLC DATE:

August 22, 2005

September 26, 2005

June 26, 2006

PC DATE:

August 8, 2006

AREA: 16,336 square feet

APPLICANT: Historic Landmark Commission

HISTORIC NAME: Baugh-Colby House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1102 Enfield Road

ZONING FROM: MF-3-NP

TO: MF-3-H-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from multi-family, neighborhood plan (MF-3-NP) district to multi-family, neighborhood plan – Historic (MF-3-H-NP) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: August 22, 2005: Initiated a historic zoning case. Vote: 6-0 (Leary absent). September 26, 2005: Granted an indefinite postponement at the request of the property owner. June 26, 2006: Recommended a zoning change from multi-family, neighborhood plan (MF-3-NP) district to multi-family, neighborhood plan – Historic (MF-3-H-NP) combining district zoning. Vote: 9-0.

PLANNING COMMISSION ACTION: Recommended a zoning change from multi-family, neighborhood plan (MF-3-NP) district to multi-family, neighborhood plan – Historic (MF-3-H-NP) combining district zoning. Vote: 8-0 (Moore absent).

DEPARTMENT COMMENTS: The house is listed in the Comprehensive Cultural Resources Survey (1984) but without a preservation priority. It is contributing to the Old West Austin National Register Historic District.

CITY COUNCIL DATE: August 24, 2006: Postponed case to October 5, 2006 at neighborhood's request. October 5, 2006: Closed the public hearing and postponed the case to October 19, 2006. October 19, 2006: Postponed at property owner's request to November 16, 2006

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Old Enfield Homeowners Association

BASIS FOR RECOMMENDATION:

The ca. 1918 house is significant for its architecture and its associations with Dr. Malcolm Y. Colby, a professor of physics at the University of Texas, and as the home of James Baugh, an associate justice in the State Court of Civil Appeals.

ARCHITECTURE

The ca. 1918 Baugh-Colby House is a two-story Prairie School-styled stucco house with a hipped roof, shed-roofed hood over the front door, and segmental-arched sunporch to the left. The Prairie School of design originated in Chicago and was popularized by architects such as Frank Lloyd Wright. The basic tenets of Prairie School design were a low profile house with an emphasis on the horizontality of the composition, banded or grouped windows, and a hipped roof. The Baugh-Colby House exhibits all of the distinguishing features of a Prairie School house.

HISTORICAL ASSOCIATIONS

Mrs. Ethel F. Webster had this house built in 1917-1918. She was a widow, and listed no occupation in the 1918 city directory. The next occupants were Beeman and Nannie Strong in 1920. Strong was an associate judge for the Commission of Appeals. In 1922, the house was occupied by William and Bonnie Marshall. Marshall was the chief accountant at Bennett-Tarlton & Company, cotton exporters. Abner Green, a law professor at the University of Texas, is listed as the owner of the house in 1924. From 1927 through 1933, the house was owned by James and Rose Baugh. Baugh was an associate justice in the State Court of Civil Appeals. The house was rented by Bailey Jones, a repairman, in the early 1940s. From 1947 to 1957, the house was owned and occupied by **Malcolm Colby** (1892-1962), a physics professor at the University of Texas. Colby began teaching at the University of Texas in 1924 in the Physics Department. He became Professor of Physics in 1934, chair of the Department of Physics from 1942 to 1947, and again from 1954 to 1957. He was the Executive Director of the War Research Laboratory and the Military Physics Research Laboratory at the University of Texas until his retirement in 1957. His research included works on crystal structure, X-ray diffraction, and radioactive determination of the age of rocks. He wrote Sound Waves and Acoustics, an advanced undergraduate textbook, in the late 1930s, as well as numerous lab manuals. After Colby retired in 1957, he moved to Rochester, Minnesota, and the house was sold to Robert and Anna Porter, who owned the house until recently.

PARCEL NO.: 02100005050000

DEED RECORD: Docket No. 2001194121TR

LEGAL DESCRIPTION: The South part of Lot 29 and the South 105 feet of the East 13 5 feet average of Lot 28, Outlots 6-8, Division Z, Enfield "A".

ANNUAL CITY TAX ABATEMENT: \$1,174 (Owner-occupied rate); \$587 (Income-producing rate)

APPRAISED VALUE: \$396,123

PRESENT USE: Vacant

CONDITION: Fair

PRESENT OWNER

Peter Gardere
1509 Juliet Street
Austin, Texas 78704

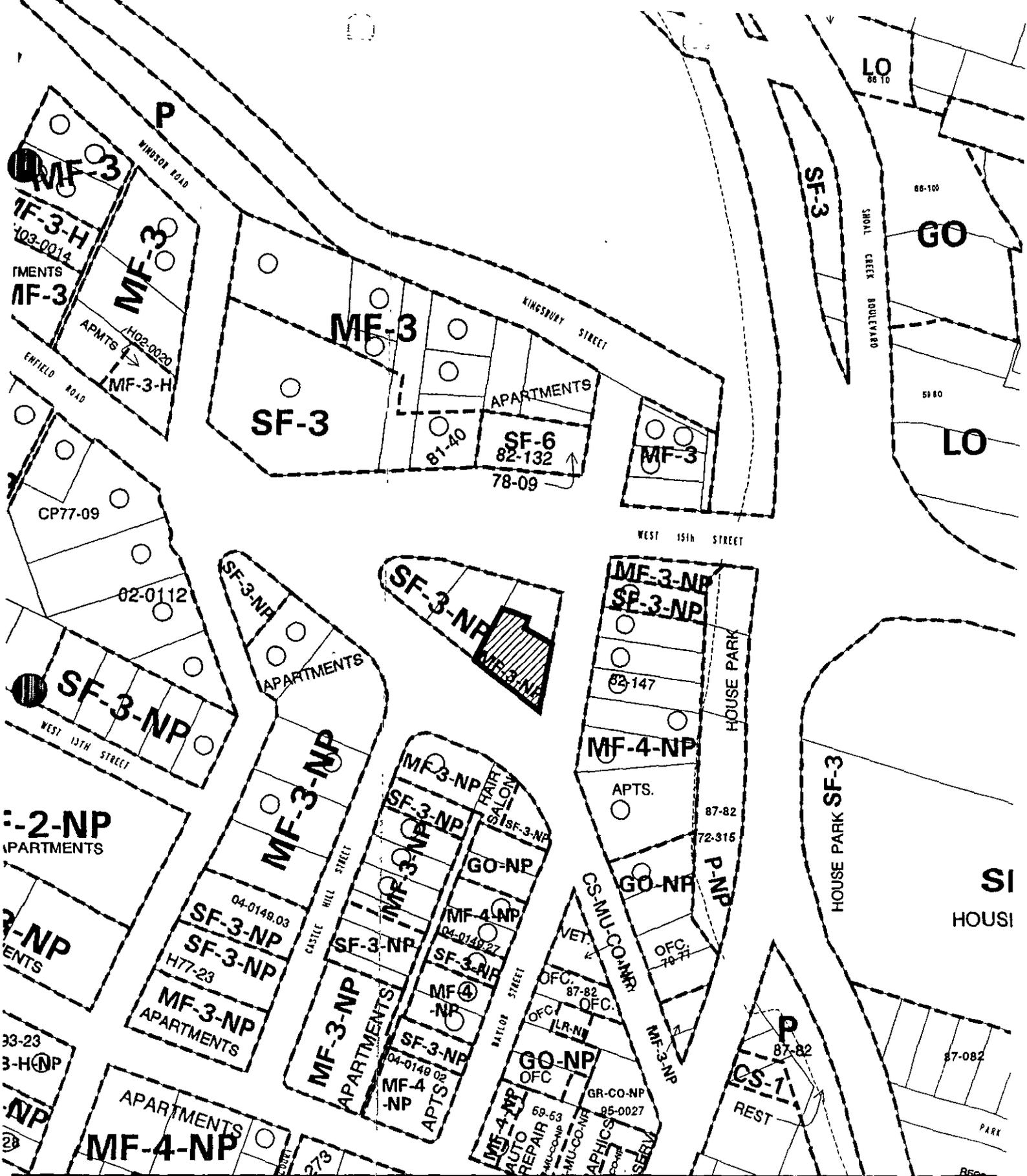
DATE BUILT: ca. 1918

ALTERATIONS/ADDITIONS: None apparent; house is presently boarded up.

ORIGINAL OWNER(S): Mrs. Ethel Felder Webster (1918)

OTHER HISTORICAL DESIGNATIONS:

None.



<p>1" = 200'</p>	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: S. SADOWSKY</p>	<p>NATIONAL REGISTER DISTRICT PERMIT</p>		<p>CITY GRID REFERENCE NUMBER</p> <p>H23</p>
		<p>CASE #: NRD-05-0051</p>		
		<p>ADDRESS: 1102 ENFIELD RD</p>		<p>DATE: 05-06</p>
		<p>SUBJECT AREA (acres): N/A</p>		<p>INTLS: SM</p>



1102 Enfield Road
ca. 1918

October 19, 2006

Via Hand Delivery

Mayor and City Council
P. O. Box 1088
Austin, Texas 78768

Dear Mayor Wynn, Mayor Pro-Tem Dunkerley and Council Members:

The Heritage Society of Austin would again like to express in the strongest possible terms our support for historic zoning of the property located at 1102 Enfield Road. We urge you to embrace the unanimous recommendations of both the City's Historic Landmark Commission and Planning Commission for the Baugh-Colby House, which is clearly a valued structure to the neighborhood and the City.



HERITAGE
SOCIETY OF
AUSTIN

PO BOX 2113
AUSTIN TEXAS 78768
512-474-5198
FAX 512-476-8687

Testimony in the initial public hearing amply demonstrated the historic value of the property but the focus of Council seemed to center on the cost to the owner to restore the house, rather than his own actions that increased the damage and need for repairs. This owner purchased the property in full knowledge of its condition, and the city has no obligation to assure this or other property owners of economic gain on their investments, even when investors are prudent in managing their assets.

More importantly, the Heritage Society is concerned with the apparent reluctance to date of the Council to embrace the unanimous recommendations of the bodies established specifically to advise the Council on historic preservation and land use. The procedures for city-initiated zoning are thorough and comprehensive, and this case -- as indicated by staff and commission support -- meets all the required criteria, including those recently revised and enacted by this City Council. It is our hope that the Council will not disregard the collective recommendations of those appropriately charged with the knowledge and expertise to serve the City in this regard.

Demolition by neglect should not be rewarded or encouraged.

Thank you for your many hours of hard work in an effort to preserve what is best about Austin for future generations.

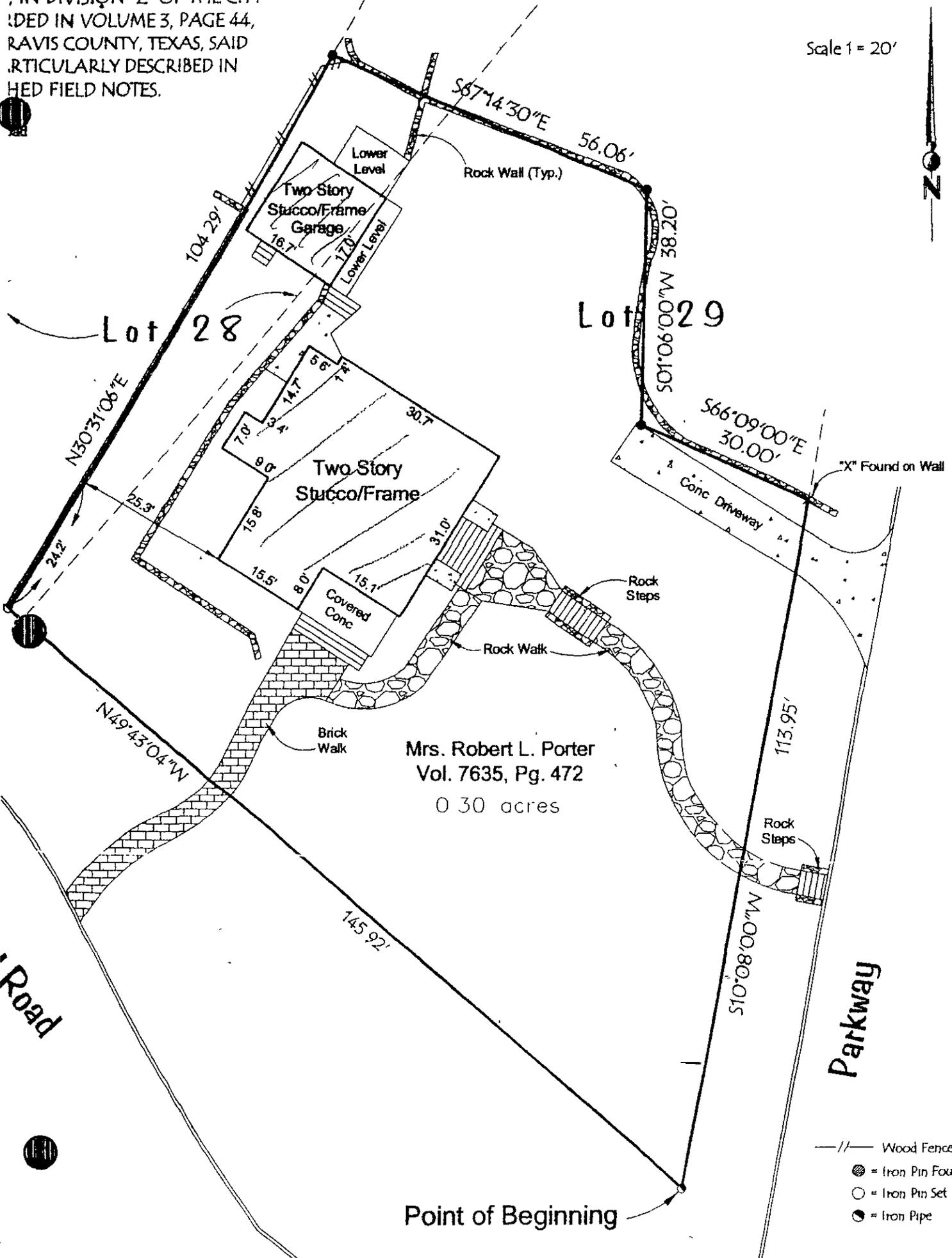
Sincerely,

A handwritten signature in black ink that reads "Dennis McDaniel". The signature is written in a cursive, slightly slanted style.

Dennis McDaniel
President

PART OF A PORTION OF LOTS
 "A", A SUBDIVISION OF PART
 , IN DIVISION "Z" OF THE CITY
 DED IN VOLUME 3, PAGE 44,
 RAVIS COUNTY, TEXAS, SAID
 PARTICULARLY DESCRIBED IN
 HED FIELD NOTES.

Scale 1 = 20'



1AA CERTIFICATE
Nelda Wells Spears
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 120726

ACCOUNT NUMBER: 02-1000-0505-0000

PROPERTY OWNER:

GARDERE PETER ALEXANDER
3102 PECOS ST
AUSTIN, TX 78703-1149

PROPERTY DESCRIPTION:

S PT OF LOT 29 *S105' OF E13.5'AV
OF LOT 28 OLT 6-8 DIV Z ENFIELD A

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 1102 ENFIELD RD

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2004	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	HOSPITAL DISTRICT	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2004 \$11,115.40

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2004 EXCEPT FOR UNPAID TAXES LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 06/02/2005

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: Joyce Henderson

OCCUPANCY HISTORY
2 ENFIELD ROAD

From City Directories, Austin History Center
By City Historic Preservation Office, September, 2004

- 1979 Robert L. Porter (Anna), owner
Salesman
- 1975 Robert L. Porter (Anna), owner
Salesman, Smith Chrysler-Plymouth
- 1970 Robert L. Porter (Anna), owner
Salesman, Smith Chrysler-Plymouth
- 1966 Robert L. Porter (Anna), owner
No occupation listed
- 1962 Robert L. Porter, Jr. (Anna), owner
Building contractor
- 1959 Robert L. Porter, Jr. (Anna), owner
Carpenter
- 1957 Malcolm Young Colby (Lacy), owner
Professor, University of Texas
- 1954 Malcolm Y. Colby (Lacy), owner
Professor, University of Texas
- 1952 Malcolm Y. Colby (Lacy), owner
Professor, University of Texas
- 1949 Malcolm Y. Colby (Lacy), owner
Professor, University of Texas
- 1947 Malcolm Y. Colby (Lacy), owner
Professor, University of Texas
- 1944-45 Bailey A. Jones (Linda), renter
Repairman
NOTE: Malcolm Colby is listed as a professor living at 1825
Travis Heights Boulevard

- 1942 Bailey A. Jones (Linda), renter
No occupation listed
- 1940 Bailey A. Jones (Linda), renter
Repairman
- 1937 Bailey A. Jones (Linda), renter
No occupation listed
- 1935 Winfield S. Randall (Henrietta)
Oil operator
NOTE: Bailey Jones is not listed in the directory.
- 1932-33 James H. Baugh (Rose), owner
Associate justice, State Court of Civil Appeals
NOTE: Winfield Randall is not listed in the directory
- 1930-31 James H. Baugh (Rose), owner
Associate justice, State Court of Civil Appeals
Rose: Instructor, University of Texas
- 1929 James H. Baugh (Rose), owner
Associate justice, State Court of Civil Appeals
Rose: Instructor, University of Texas
- 1927 James H. Baugh (Rose), owner
Associate justice, State Court of Civil Appeals
Rose: Instructor in English, University of Texas
- 1924 Abner L. Green (Notra), owner
Professor of Law, University of Texas
NOTE: James H. Baugh is listed as living at 1309 Brazos Street
- 1922 William S. Marshall (Bonnie), renter
Chief accountant, Bennett-Tarlton & Company, cotton exporters
NOTE: Abner Green is listed as rooming at 15 Enfield Road
- 1920 Beeman E. Strong (Nannie), renter
Associate judge, Commission of Appeals
NOTE: William S. Marshall is listed as rooming at 405 E. 3rd
Street
- 1918 Mrs Ethel F. Webster, owner
Widow, Harry Webster
No occupation listed

1916

No houses listed on Enfield Road

IN MEMORIAM
MALCOLM Y. COLBY

Dr. Malcolm Y. Colby became a member of the faculty of The University of Texas in 1924, as Instructor in Physics. Passing through all the ranks of the faculty, he became Professor of Physics in 1934; and Professor. Emeritus of Physics in 1958. He served also as Executive Director of the War Research Laboratory and later of its successor, the Military Physics Research Laboratory, from December, 1945, to February, 1957. Dr. Colby passed away in Rochester, Minnesota, on December 10, 1962.

Dr. Colby is survived by his wife, Lacy A. Colby of Rochester, Minnesota; his son, Malcolm Y. Colby, Jr., M.D., Rochester, Minnesota; a brother, Bert M. Colby, Madill, Oklahoma; and three sisters, Mrs. Grant Saylor, Honey Grove, Texas; Mrs. Arthur F. Nichols, Austin, Texas; and Mrs. Wyatt Robertson, San Antonio, Texas.

Dr. Colby was born in Honey Grove, Texas, on August 17, 1892. He was married to Lacy Adele Smith on August 10, 1915. He began his career as a teacher in physics, Spanish and Latin in the Lufkin and Devine High Schools. Later he served as manager of a store. When World War I came he was named as Supervisor of the School of Radio Operators at The University of Texas. Following the Armistice he became a bank cashier in Madill, Oklahoma. After six years in that post he became a member of the faculty of The University of Texas

Dr. Colby received his A.B. degree from The University of Texas in 1915 and his A.M. degree in 1925. The University of Chicago awarded him the doctorate in 1929. His record in graduate studies at The University of Chicago was indeed a distinguished one, the promise of which he lived up to in the fullest in his later researches.

Dr. Colby was Chairman of the Department of Physics from 1942 - 1947, at which time he asked to be relieved because of illness. Following his recovery he became Chairman again in 1954 and served until 1957.

Dr. Colby's services to The University of Texas were many and varied. In addition to his departmental chairmanship and his headship of the War Research Laboratory and the Military Physics Research Laboratory, he served as Councilor for the Oak Ridge Institute of Nuclear Studies as representative of The University of Texas from 1953 to 1957. In that capacity he participated in numerous research conferences on nuclear reactors at Oak Ridge, Raleigh, and elsewhere. He was a member of the Special Study Committee for Physics and Mathematics of the Oak Ridge Council and made outstanding contributions to the deliberations of the Committee. He also served on the Special Programs Committee of the Oak Ridge Council and he was active in all of the regular general meetings of the Council.

At the beginning of his professional career, Dr. Colby's researches were, in the manner customary to physicists in the days of limited graduate student enrollment, highly individualized and self-sufficient. He not only conceived the problem of interest, he built the research equipment in the shop, cured its diseases, took his own readings on whatever instruments were involved, came to his own conclusions, plotted his own graphs, wrote his research papers, typed them and sent them off to the journals. In later years when graduate physics began to come into its own, he was swamped with promising master's and doctoral candidates who associated themselves with him in research.

His research field ranged widely from his early work in vacuum tube techniques, radio frequency measurements, high frequency resistance of condensers, to his later and extensive researches which were in the broad area of crystal structure, X-ray diffraction, range of alpha particles, stopping power of gases, contact potentials, neutron sources and techniques, radioactive determination of the age of rocks and many other topics. He published extensively in "The Physical Review," "The Journal of Scientific Instruments," "The Zeitschrift für Kristallographie," "Journal of the Optical Society of America," "Journal of the Franklin Institute," and other professional journals. He was the author of "Sound Waves and Acoustics," an advanced undergraduate textbook published by Henry Holt and Company in 1938. This textbook is widely

used in colleges and universities and it has formed an extremely valuable textbook basis for the training of young physicists through the years. Another book authored by Dr. Colby was "Light," published by the University Cooperative Society. He also published various laboratory manuals from time to time.

Dr. Colby was a member of the American Physical Society, The Society of the Sigma Xi, American Association for the Advancement of Science, Sigma Pi Sigma, American Society for Engineering Education, American Association of Physics Teachers, Texas State Teachers Association, American Association of University Professors. He is listed in "Who's Who in America," "Who's Who in the Southwest," "American Men of Science," "Leaders in American Science," and "Who Knows and What."

Professor Colby was, in the opinion of those of the Physics Faculty who survive him, the outstanding teacher of all times in the Department. For the beginning student he was ever an inspiration and a challenge. His lectures were beautifully organized, expertly delivered without class notes and well punctuated with human interest and bits of occasional humor. His upper division courses so deeply challenged the junior and senior student that his classes were crowded to the limit of the room. He was the first to establish an extremely successful version of the upper division' laboratory in atomic physics which has formed the model of many such advanced laboratories today. His graduate courses were without question of the very highest type in that he motivated the student to be self-sufficient even if he was discouraged almost to the point of giving up. The distinguished list of Dr. Colby's master's and doctor's graduates, the positions they hold, and the attainments they have reached, are an outstanding credit to The University of Texas and to its Department of Physics.

At the University Dr. Colby served on the Faculty Council, the Legislative Council, the Engineering Sciences Placement Committee, the Personnel Policy Committee, the Committee on Work-Study Load for Graduate Students, the Science Fair Work Conference, the Graduate School Research Committee, the Committee on Meteorology, the Research Council Committee, the

Library Committee, the Discipline Committee, the Registration Committee, the Admissions Committee, the Degrees and Courses Committee of the College of Arts and Sciences and of the College of Engineering, Special-Committee on Requirements for the B.A. degree, Special Committee on Visual Aids, Committee on Testing and Guidance, Committee on Acquisition of Surplus War Materials and various scholarship committees. He served as Graduate Adviser in the Department of Physics and as the Placement Representative of the Department of Physics.

Even during his serious illnesses through the last several years of his professorship, Dr. Colby did his teaching and research magnificently. He retained his large following of students at all academic levels and he continued active in the professional journals. The record shows clearly that he was one of the outstanding members of the faculty of all times. His entire interest was in The University of Texas and his work there. No tribute such as this one can delineate his worth to the University.

A. E. Lockenvitz
J. A. Focht
C. P. Boner, Chairman

Distributed among the members of the General Faculty by the University Stenographic Bureau,
September 3, 1963.

HISTORY OF 2 ENFIELD (1102 ENFIELD) ROAD AUSTIN, TEXAS

Research by Elizabeth Whitlow
August 18, 2005

Synopsis

- Descendents of Governor and Mrs. E. M. Pease, including their grandson Niles Graham, created the Enfield Realty and Home Building Corporation in 1916.
 - They platted the southeast corner of the Pease estate as the "Enfield A" subdivision. This area was bordered by West 12th Street on the south, Lorrain Street and Windsor Road on the west, Windsor also on the north, and Parkway (paralleling Shoal Creek) on the east.
 - The first house in this subdivision may have been 1102 Enfield, originally 2 Enfield, built in 1917. (It actually faces Parkway.) It is mentioned in a newspaper when construction was underway. Other houses were built at or about the same time on Enfield, but not mentioned in newspapers. Research is incomplete
 - The first owner was Mrs. Ethel F. Webster, widow of Harry Webster. The deed record has not been found at this time, although it has been searched for.
 - This is a Prairie and/or Mediterranean style, two-story, stucco house. It was an upscale house in an upscale neighborhood, with beveled glass, tile, and beautiful woodwork. In the past four years while owned by Peter A. Gardere, the doors and windows have been removed and it has deteriorated. However, it can be restored as a charming, beautiful home in a very lovely neighborhood, to continue to fit in with the other homes in the area.
 - Saving this house contributes to the historic housing stock in this city, state, and nation. The value of architectural history to a city, its people, and civilization cannot be overestimated. Saving and restoring this house enhances the value of the area as no modern structure can do.
-

Background

The estate of Governor and Mrs. Elisha Marshall Pease, which centered on their home, Woodlawn, was beyond the city limits of Austin when they bought the property in 1859. Austin was then a twenty-year old city. Gov. and Mrs. Pease, the first occupants of the

Governor's Mansion, bought Woodlawn from James B. Shaw, who had been Comptroller in the Pease administration. Abner Cook built both of these mansions.

The elder two Pease children, Carrie and Julie, grew up at Woodlawn. (Their younger sister, Anne, died in 1862 or 1863.) Carrie married George Graham, son of Dr. Beriah Graham. (Dr. Graham's house was also built by Abner Cook.) After Carrie Graham died, her sister reared the Graham children, Richard Niles and Carrie Margaret, at Woodlawn. Miss Pease never married. She was known to be deeply attached to the beauty of natural surroundings and did not permit trees on the estate to be cut without her supervision, if at all. She lived until January, 1918.

By then, the next generation was developing part of that estate into Enfield. Business partners were Murray Graham, who is reported [but not yet documented] as a cousin of Niles and Margaret, as well as Paul Crusemann, Margaret's husband.

Pease lands and early development

The Pease family had extensive land holdings around Austin and in other parts of Texas. Niles Graham's early stationery reflects real estate interests by the single word, "Lands."

The family did not live in isolation at Woodlawn, but roads between it and Austin to the east were developed slowly. Windsor Avenue was first, originally appearing in the City Directory in 1895, from Blanco northwest to the city limits. Enfield appeared as a road (from Windsor southwest to three blocks northwest of West 12th) in the City Directory of 1916, but no houses had yet been built. Because it lies on the gentlest slope down to Shoal Creek and, connecting with West 12th up the Shoal Creek valley into the city, it may have been an unnamed foot path and a horse and buggy road for many years before the area was platted and streets were named. (Speculation by this researcher.)

Original Plat for Enfield -A -

On June 14, 1914, a plat for "Enfield -A - a Subdivision by R. Niles Graham et al of Part of Outlots 6, 7, and 8 in Division Z of the City of Austin, Travis County, Texas" was laid out with 65 planned lots. The area was bordered on the north by Lorrain Street and Windsor Road, and on the south by Parkway, paralleling Shoal Creek. The west boundary was West 12th Street, and the east boundary was Pease Park. (Gov. and Mrs Pease deeded the park to the city years earlier.) Beneath the title are the names R Niles Graham, J. M. Pease [Julie Maria], Margaret G. Crusemann, and Paul Crusemann. A notarized statement of June 20 makes clear that this land belonged to those named, and that a sub-division was intended.

Map File, Austin History Center

The plan for Enfield - A - is easily recognizable today. Baylor Street lies between West 12th and Parkway. Enfield begins at Parkway and Baylor, then and now. The elliptical

divide in Enfield which accommodates a spring is noted as "park" but once the street was built, it was not filled in, nor has it ever been.

The original rubble rock barriers on the north side of this ellipse are extant. An early advertisement for the Enfield Realty and Homebuilding Company (here abbreviated as Enfield Realty Co.) shows Enfield Road with this ellipse and rock barrier on both sides. (*Gossip*, September 23, 1916.) It may be the first built structure of the neighborhood, along with the streets themselves. Four lots, not part of this numbered set, bordered the north side of West 12th that are noted as sold, one as early as 1882, on the 1914 and 1916 plat of Enfield - A.)

The City Engineer, M. C. Welborn [signature illegible] of the Street and Sewer Department, wrote Niles Graham on July 14, 1915:

I have examined the plat of your Enfield subdivision as planned by Dr. Kuehne and I see no objection to the proposed layout for the Enfield road between 12th Street and Windsor Avenue and when this subdivision is submitted to the council for approval I shall recommend the approval and acceptance of the streets in the subdivision.

Enfield subdivision file, Pease/Graham papers

Beginning of Enfield Realty and Home Building Company

The 1914 plat appears in Travis County records, "Filed for Record May 20, 1916 . Recorded May 22, 1916 at 5:00 P. M."

Records for the creation of the Enfield Realty Co. and its entire history are incomplete in the files of the Austin History Center. However, a copy of the Articles of Incorporation is extant and dated January 28, 1916. Officers were W. M. (Murray) Graham, R. Niles Graham, and Paul Crusemann. That spring, the company rented offices, bought a safe, "sold" signs, stationery, and newspaper ads. The company is not listed in the 1916 City Directory.

- Articles of Incorporation and Receipts, Enfield subdivision file,
Pease/Graham papers

The first advertisement for and announcement of the company appeared on Sunday, May 14, 1916, in the *Austin Statesman* The three officers are noted as "Sales Agents for Enfield, Austin's Exclusive Residential Section." The new company was noted in the May 27 monthly newspaper, *Gossip*:

The announcement made recently in the daily papers regarding the organizing of the Enfield Realty .. was of general interest.

The personnel of the company includes three to Austin's best known young business men, whose names are an assurance of success....

The purpose of the company is to sell lots in Enfield, that picturesque new addition on the West Side, adjoining Pease Park, to build homes on easy terms.

An immense amount of work is being done at Enfield, which it is hoped to have completed shortly, when a big Opening Day will be announced and everybody will be invited out for a jolly good time. It is understood that very special plans are being made for this all-important occasion.

If there was an Opening Day, it was not recorded in *Gossip* that year or the next; it may have been in the *Austin Statesman* but research is incomplete to-date.

Architects

The City Engineer mentioned that "Dr. Kuehne" planned the subdivision. Hugo F. Kuehne, an Austinite who founded the Architecture Department at The University of Texas, left UT in 1910 for private practice in Austin. On stationery for Kuehne, Chasey and Giesecke dated June 7, 1916, G. V. Chasey submitted an invoice to Enfield Realty Co. "To plans and specifications at 5%. Contracts to date: Residence [and] Garage \$2,625" with percentage due at the time and blue prints to date." However, which house this may be is not specified.

Enfield Realty Bills and Receipts file, Pease-Graham papers

Kuehne records, including newspaper stories and others, do mention that he was the architect of some of the houses in Enfield, but there is no mention of 2 Enfield.

Dennis R. Walsh, another well-known architect, wrote Murray Graham December 19, 1916 saying, "I believe we have completed your sketches for Endfield [sic], but if there are any slight alterations you wish made in these I shall be glad to make them."

Enfield Realty Bills and Receipts file, Pease-Graham papers

If other Austin architects such as Edwin Kreisle were involved in initial architectural work in Enfield, the Enfield papers do not so reflect. No material in the Kreisle files in the Austin History Center indicates his early work in the area, except for a mention in his obituary of having designed homes there.

Which were the first houses built in Enfield A?

If the Austin City Directories are correct, it is possible to document the first houses, but not the date order of construction.

1916

Enfield road is listed for the first time, "From Windsor ave sw, 3 b lks nw of W 12th" [metes and bounds are from Windsor southwest to three blocks northwest of W 12th Street]. No structures were built yet.

1918

Enfield road is listed "From Parkway nw 3 blks, 3 nw of 12th [This is the first listing of Parkway.] Structures and their occupants were as follows:

ns Webster EF Mrs (o) [Beginning at Parkway, first on the street was a house on the north side of Enfield owned by Mrs. E. F. Webster.]. **This would become 2 Enfield.**

ss Shropshire EE (o) [south side]
Castle Hill ends

ns Vacant

ss Gilbert GH Dr (o)
Windsor Rd intersects

ss Harrison GH (r)

ss Tips Eugene (o)

The 1918 Directory alphabetical lists of city residents provides the following

- Webster Ethel F (wid Harry D) res ns Enfield rd 1 w of Parkway
- Shropshire Eugene E (Lena P) sec-treas Austin Motor Sales Co – r es ss Enfield rd 1 w of Castle Hill
- Gilbert Geo H (Mabel) phys –res Enfield rd 2 w of Castle Hill
- Harrison Grady H (Imogene) dentist – res ss Enfield rd 1 blk w of Windsor rd
- Tips Eugene (Coquette) vice pres and treas the Walter Tips Co. Inc – Treas Tips Foundry and Machine Co – res ss Enfield rd, 1 blk w of Windsor rd

1920

Two years later, the Webster house was rented to Beeman E. Strong, listed in the directory as "Associate Judge, Commission of Appeals (Section A)" The Shropshires were still on the opposite side of the street. The other original homes were occupied by others, and more had been built. However, numbers 1, 3, 4, 5, and 6 were not among the first to be built in the neighborhood. Enfield houses were numbered in 1920 with residents as follows:

- 2 Strong BE (r)**
- 7 Shropshire EE (o)
- 8 Bennett GR (o)
- 9 Robinson RS (o)
- 15 Graham WM (r)
Raymer CE (o) [Is this #16? No number given]
- 17 Lovell WR (r)
Lorraine [sic]
- ns Smith MV (o)

sw cor Goeth RC (r)

[Note: House numbers changed to 1102 and so on in the 1937 Directory.]

Other Information

The County Clerk provided a receipt dated July 7, 1916, as follows:

May 16	Recording Rel. City of Austin	.50
May 16	“ Plat of Enfield	10.00
June 20	“ 2 Deeds	1.50
June 23	“ 1 Deed from Joe Gilbert	.75
June 29	“ 2 Deeds	<u>2.75</u>

\$15 50

Enfield Realty Bills and Receipts file, Pease-Graham papers

A note in *Gossip* of January 27, 1917 states, “Work has recently been started on a handsome residence in Enfield for Mrs. Ethel Felder Webster.” There is no mention in the time period of the Shropshire, Bennett, Robinson or other houses being built.

The Travis County City Lot Register, No. 1, for 1917 lists properties, assessed value, by whom rendered, and remarks. Lot 29, Outlot 6, 7, and 8, Division Z (2 Enfield) shows the assessed value as \$500 and “Owner Unknown.”

Registers at Austin History Center

Description of 2 Enfield

The home was originally located on Lot 28, but the legal description of the property is now “Parts of Lots 28 and 29, of Enfield “A”, a subdivision of parts of Outlot Nos. 6, 7, and 8 in Division Z, in the City of Austin, Travis County, Texas....

Steve H. Bryson Surveying Co, November 2001

This house is a two-story, stucco-clad structure. It may be Prairie style, or somewhat Mediterranean. It faces Parkway. The person who owned the house longest (forty - check exact # - years) is Mrs. Robert F. Porter. She and her two daughters sold it to the present owner, Peter Alexander Gardere, in November of 2001. Mrs. Porter told Mrs. Ed (Helen) Ingram in August 2005 (by telephone conversation) that they never made any structural changes to the home. It was white stucco with green trim when they bought it, and they changed it to overall beige. Mrs. Porter said that she does not have pictures of the property over the years.

Mrs. Ingram, who lives across the street, well remembers the beauty of the home’s interior with its beautiful woodwork, beveled glass, and tiles.

Owners and Renters of 2 Enfield

Research on all of the occupants of this property is incomplete at this time. City directories provide the following, however, after the 1918 entry for Mrs. Webster and the 1920 entry for Judge and Mrs. Strong:

- 1922 Marshall WS (Bonnie S) r – Chf acct Bennett-Farlton and Co r 2 Enfield rd
- 1924 Green Abner L (Notra A) r – prof of law U of T r 2 Enfield rd
- 1927 Baugh Jas H (Rose M) o – Associate Judge State Court of Criminal Appeals
4th Floor State Capitol Bldg r 2 Enfield rd
- 1928 Baugh Jas H (Rose M) o – [same entry for him] Baugh Rose M Mrs instr
U of T r 2 Enfield rd
- 1930-31 Baugh Jas H o
- 1932-33 Baugh Jas H o
- 1935 Randall Winfred S (Henrietta S) oil opr r 2 Enfield Rd
Beginning in this year, the “r” for roomer or resides was omitted and only an encircled “o” was used for owner. No mark is indicated for the Randalls.
- 1937 Jones Bailey A (no designation as owner) [check occupation]
Beginning this year, the address changed to 1102 Enfield.
- 1939 Jones Bailey A
- 1940 Jones Bailey A

Research not completed between 1940 and 1961.

- 1961[?] – 2001 Mrs. Robert L. (Anna L.) Porter
- 2001 – present Peter Alexander Gardere

Questions about 2 Enfield

- Was this the first house built in this sub-division? Enfield Realty built Enfield – A – from the southwest tip northeast toward the Pease Estate (Did Miss Julie Pease want development as close to town and as far away from her as possible?) Developers have long built larger houses on main thoroughfares in their sub-divisions before the smaller houses on smaller lots were built. Certainly 2 Enfield, on what was then a

prominent lot (now overgrown by brush) was a large house at the entrance to the neighborhood.

- Were the Shropshire, Gilbert, Harrison, and Tips houses built at the same time? Research on these structures is incomplete to-date. However, as noted above, there was no mention of them in the newspapers, but there was mention of the Webster house at 2 Enfield. Therefore, 2 Enfield may have been first. All of these houses have been destroyed except for 2 Enfield.
- Who was Mrs. Ethel F. Webster and her late husband, Harry? They do not appear in the Austin City Directory before 1918. Did the couple build the house and then Mr. Webster died? Or did Mrs. Webster moved to Austin as a wealthy widow and build the house? Reading of *Gossip* through 1919 never mentions her name again.
- Did Mrs. Webster rent the house to Judge and Mrs. Beeman Strong, or did she sell it and they rented it from someone else?
- Who was the architect? Jim Kelly, the owner of 1502 Marshall Lane, thinks it may have been Kreisle, who built his 1921 two-story stucco, somewhat Prairie-style, somewhat Mediterranean-style home. Few Kreisle architectural files are extant in the Austin History Center records; certainly none show that he designed the Webster house, although he was practicing in Austin at the time.

Conclusion To-date

- *Saving 1102 Enfield from total destruction will save one of the earliest, if not the earliest, house in the Pease family's Enfield A subdivision.*
- *The other houses built in the same year have all been destroyed. The value of architectural history to a city, its people, and civilization cannot be overestimated, and saving 1102 and restoring it to its importance enhances the value of the area as no modern structure can do.*

Sources (list incomplete)

Austin History Center, Austin Public Library As noted above, the resources of this archive have been checked for the most likely information, including biographical files and architectural files. The Pease family papers are a large component of this collection, and they have never been fully archived. It is possible that material is available but is not within named folders and files. Material on Enfield Realty is highly incomplete.

Austin Statesman This newspaper has been read from Sunday, April 30 – May 20, 1916, and from January 1 – January 17, 1917. Ads for the Enfield Co. appear daily from May 14, when the company was announced, through the 20th and may extend well

beyond that. Ads in 1917 were less frequent. Specific information about architects, or about families in Enfield, is sparse. Much more reading needs to be done to look for the Websters, the other early owners in the neighborhood, and the architect (s) of these homes.

Gossip This four-page, monthly newspaper edited by Mrs. Wyse is more similar to social information published in today's major papers than to tabloids. Not every copy is extant in Austin History Center files, but all that are have been read from 1916-1919.

Hart, Katherine and Elizabeth Kemp [eds]. *Lucadia Pease and the Governor – Letters 1850-1857*. A Waterloo Book: The Encino Press, for the Friends of the Austin Public Library, 1974, 350 pp. Family information after 1857 comes from various and incomplete sources; more research is needed

Kelso, John. Column: "Ex-UT QB's home needs a little TLC", *Austin American-Statesman*, Friday, May 27, 2005.

Travis County Deed Records These records may indicate how and when Mrs. Webster acquired the land, but to-date the record for this property has remained illusive.

Note: This paper is not footnoted correctly at this time; however, all material mentioned can be documented. As also noted, the research is incomplete as well.

Elizabeth Whitlow
Resident of the neighborhood
P.O. Box 300846
Austin Texas 78703
320-8468
emn1849@austin.rr.com

Home Critic
7435 Burnet Road Austin, Texas 78757
512-440-8282 Fax: 512-419-7256



PROPERTY INSPECTION REPORT

Prepared For: Peter Gardere
(Name of Client)

Concerning: #2 Enfield Dr (1102)
(Address or Other Identification of Inspected Property)

By: John Barcellano #4545 10/19/01
(Name and License Number of Inspector) (Date)

Billy Meyerdirk #3304
(Name, License Number and Signature of Sponsoring Inspector, if required)

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC)

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

All repairs are summarized beginning on page 5 of this report.

Thank you and congratulations for selecting Home Critic for you inspection. This inspection is limited to visual, audible and operational techniques only. The purpose of this inspection is to determine if the items inspected are performing the function for which they were intended or in need of repair at the time of inspection only. This report is not intended to eliminate the risk of property ownership. There are no warranties, representations, guarantees, insurances or assurances as to efficiencies or future performance expressed or implied by this report. There are limitations to this report and it is not intended to be all-inclusive. A more extensive inspection can be performed. This company will not be liable for undisclosed or undiscovered defects brought to the attention of this company after completion of this inspection. This company may pay or receive referral fees associated with this transaction. We work for and in the best interest of, the buyer only. This report is prepared for and owned by the buyer and is non-transferable. We highly recommend you purchase a home warranty product. Only qualified professionals should perform repairs pursuant to this inspection. By issuing payment for this inspection or using this report for any purpose, the buyer expressly agrees to the above terms and conditions. This report meets or exceeds the minimum guidelines set forth in the standards of practice as outlined by the Texas Real Estate Commission. Thanks again and enjoy your new home. Billy Meyerdirk,

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected	NI=Not Inspected	NP=Not Present	R=Not Functioning or In Need of Repair	Inspection Item
I	NI	NP	R	

I. STRUCTURAL SYSTEMS

- | | | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>A. Foundations (If all crawl space areas are not inspected, provide an explanation.)
 Type of foundation: Pier and beam
 Method of inspection: Visual inspection of exterior and entered crawl space
 Comments (An opinion on performance is mandatory.):
 The foundation is not performing as intended. See additional comments below.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>B. Grading & Drainage
 Comments: Grading should show at least 6" of foundation and slope no less than 6" in 10' away from the house</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)
 Type of roof covering: Fiberglass composition shingle and rolled roofing
 Method of inspection: Walked on roof
 Comments:</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>D. Roof Structure & Attic (If the attic is inaccessible, report the method used to inspect.)
 Method of inspection: Entered attic and performed a visual inspection
 Approximate depth of insulation: No insulation present
 Comments:</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>E. Walls (Interior & Exterior)
 Comments:</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>F. Ceilings & Floors
 Comments:</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>G. Doors (Interior & Exterior)
 Comments.</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>H. Windows</p> |

	NI	NP	R	Inspection Item
--	----	----	---	-----------------

Comments:

I. Fireplace/Chimney

Comments:

J. Porches, Decks and Carports (Attached)

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):

Type of branch circuit wiring: two wire non grounded copper circuits

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type And Energy Source:

Type of heating system: window units and gas space heaters

Energy source: Gas and electrical

Comments:

B. Cooling Equipment

Type And Energy Source:

Type of cooling system: Window Unit

Energy source: Electricity

Comments:

C. Ducts and Vents

Comments: viewed partially in attic space only Air flow from supply grills was not determined

IV. PLUMBING SYSTEM

	NI	NP	R	Inspection Item
--	----	----	---	-----------------

- | | | | | |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. Water Supply System and Fixtures
<i>Comments:</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. Drains, Wastes, Vents
<i>Comments:</i> Clothes washer drain line will not be tested unless clothes washer is hooked up to drain |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)
<i>Energy Source:</i>
Energy source: Gas
<i>Comments:</i> all water heaters gas fired or electrical should be elevated at least 18" above the lowest point of the garage floor |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | D. Hydro-Therapy Equipment
<i>Comments:</i> |

V. APPLIANCES

- | | | | | |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A. Dishwasher
<i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | B. Food Waste Disposer
<i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | C. Range Hood
<i>Comments:</i> charcoal inserts should be installed in all re circulating range hoods |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | D. Ranges/Ovens/Cooktops
<i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | E. Microwave Cooking Equipment
<i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | F. Trash Compactor
<i>Comments:</i> |

I	NI	NP	R	Inspection Item
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G. Bathroom Exhaust Fans and/or Heaters
Comments:

H. Whole House Vacuum Systems
Comments:

I. Garage Door Operators
Comments:

J. Door Bell and Chimes
Comments:

K. Dryer Vents
Comments:

VI. OPTIONAL SYSTEMS

A. Lawn Sprinklers
Comments:

B. Swimming Pools and Equipment
Comments:

C. Outbuildings
Comments:

D. Outdoor Cooking Equipment
Comments:

E. Gas Lines
Comments: sniff tested at appliance connections and accessible valves only . no pressure test was done on gas lines

F. Water Wells (A coliform analysis is recommended.)
Comments:

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

G. Septic Systems
Comments: walk over inspection only if applicable

H. Security Systems
Comments:

I. Fire Protection Equipment
Comments:

REPAIRS:

EXTERIOR GARAGE

- Unstable structure on side of garage
- Cut back trees from garage and roof structure
- Broken water supply valve handle by stairs
- Stairs with three or more risers missing handrail

INTERIOR GARAGE APT

- Excessive corrosion in commode tank
- No sink stopper
- Low water pressure on hot side of sink and tub
- Water handles leaking on sink and tub
- Entry door is less than 6' in height

- Broken sash balances in all windows (4)
- One broken window pane
- Repair dead bolt on entry door
- Weather strip entry door
- Adjust entry door for closure and ease of operation
- Exterior light at entry door does not work (bulb ?)
- No secondary door into apartment

INTERIOR OF GARAGE

- Evidence of water penetration from bath fixtures above
- No insulation in floor
- Floor beams and joist are under sized by today's standards

EXTERIOR HOUSE

- Seal exposed roofing fasteners
- Dead valley on front of house
- Dry rot on fascia and soffit in several locations
- No window screens
- Large tree too close to foundation
- Stucco cracking on left and right sides of house
- Entry stairs have uneven risers, are missing handrail and are fracturing
- Side porch deck on front of house is fracturing
- Exposed electrical wiring on exterior walls is not rated for this use
- No light fixture at back door

INTERIOR

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

~~Interior doors are out of square with frames and sticking through out house~~

~~Evidence of water penetration in ceilings and window sills *~~

~~Evidence of termite damage in window and door in family room *~~

Remove and cap gas lines for non vented gas wall heaters

Repair sink stopper in lower bathroom

~~Evidence of water penetration in headjambes of exterior doors of family room *~~

Change copper branch lines to steel for fire place

Tuck back fire brick back into place in fire box

No damper in fire place

Smoke detectors are not testing

Window in stair well is not safety glass

No light in stair well

Missing sash balances in windows and are difficult to open (through out)

Shower and sink are not working in guest bath

Commode leaking in guest bath

Five broken window panes in house

Daylight is showing through roof in attic

~~Daylight is showing through roof in attic *~~

~~Roof framing is not to days standards *~~

No range hood in kitchen

No GFCI protection on property

Low water pressure on hot side of plumbing fixtures in upper level

No outlets in bathrooms

Uneven and unstable stairs into basement

No insulation in attic or basement

~~Foundation is not performing as intended and should be evaluated by licensed~~

~~Structural engineer~~

T & P valve drain line has been reduced on water heater

Ovens are heating 100 degrees hot when tested at 350 degrees

Electrical system is a combination of different styles of wiring and should be evaluated by licensed electrical contractor

GENERAL NOTE

Unable to view fire place chase

This report prepared by:

John Barcellano
Home Critic Trec # 4545
Office # 440-8282
Cell # 784-8276

MAXWELL ENVIROTECH INC.

751 LONESOME TRAIL #300 DRIFTWOOD, TEXAS 78619



Telephone / Fax Number (512) 847-2797

Date: November 18, 2004

Proj. No.0411139

Page 1 of 3

To: Crocker Consultants
809 S. Lamar Blvd.
Austin, Texas 78704

Attn: Kari Blachly

Re: Mold Investigation
#2 Enfield Road
Austin, Texas

Dear Ms. Blachly:

Maxwell Envirotech, Inc. performed Mold Bulk Sampling on the above referenced project November 9, 2004.

Inspection Summary

The initial visual inspection found water damaged building materials in virtually every room. Of some concern, the bulk sampling of the visible mold on the ceilings of the 1st floor living room (Sample PG-1), the second floor north east bedroom (Sample PG-2 and attached photograph) and the first floor dining room (Sample PG-3) showed concentrations of a wide variety of mold. The apparent dry rot on the structural wood framing at the opening to the basement also showed moderate mold concentrations (Sample PG-4).

Discussion

Of the mold detected the allergenic reactions to *Alternaria* and *Aspergillus* are the most common. When disturbed by vibration, air movement or maintenance, etc. the presence of fungal contamination can result in increased episodic exposure. ~~Occupancy of the area is not recommended for persons very young, old, pre-disposed to fungal aeroallergens or otherwise immuno-compromised. Species of *Aspergillus* are known to produce mycotoxins which effect warm blooded animals in a wide variety of responses (see descriptive literature attached).~~ Although *Aspergillus/Penicillium* is common in both indoor and outdoor samples, heavy indoor concentrations have a direct dose / response effect on humans, are a signpost of abnormal air quality and a reason for concern.

(cont)

#2 Enfield Road (cont)

Proj. No. 0411139

Page 2 of 3

To date, there is no data that supports a threshold limit or dose / response relationship for exposure to fungal aeroallergens. The Occupational Safety and Health Association (OSHA), The National Institute of Occupational Safety and Health (NIOSH), as well as other occupational health related associations, have not established permissible exposure levels (PEL's), recommended exposure limits (REL's), or other limit values for aeroallergens.

Recommendations

1. Assure that all forms of moisture contribution have been eliminated.
2. No destructive inspection and/or demolition processes should occur without the implementation of appropriate engineering controls and containment strategy. Contain the work areas with 0.02"water column negative pressure HEPA exhausted to outside.
3. Portable items should be removed prior to any disturbance of the fungal contamination.
4. Contaminated materials should be removed using double bagging and decontamination chamber practices. Porous materials (wood, sheetrock etc.) and critical building components should receive individual evaluation as to degree of contamination and intrusion. Visibly compromised materials must be discarded using the above procedures. Non-compromised building materials should receive treatment in place with an EPA approved biocide such as Fosters 40-80 and/or Chemsafe.
5. Document procedure completion with final visual inspection and a series of total and viable (cultured) aerosol fungal samples.

Bulk / Tape Samples

Tape samples were collected by placing the adhesive surface of clear cellophane tape directly on suspected contamination sites. Tape samples were placed on a standard microscope slide for light microscopic evaluation. Tape/bulk samples were analyzed to evaluate and characterize general populations of potential fungal contaminants, as well as, to distinguish active and/or transitory fungal presence. The presence of active fungal growth in an indoor environment is not consistent with the practice of maintaining acceptable indoor environments and/or air quality.

(cont)

#2 Enfield Road (cont)

Proj. No. 0411139

Page 3 of 3

Statement of Certification:

The undersigned certify that to the best knowledge and belief:

The statements of fact contained in the report are true and correct.

The reported analyses and conclusions are limited only by the availability of documentation and limiting conditions and are our personal, unbiased professional analyses, opinions and conclusions. No other warranty either expressed or implied is hereby made.

Our compensation is not contingent on an action or event resulting from the analyses, opinions or conclusions in, or the use of this report.

Scott A. Maxwell is a Texas Licensed Asbestos Consultant and EPA Certified Inspector & Management Planner and NIOSH 582 Air Monitor, personally reviewed the available documentation and made personal inspection of the site.

Respectfully submitted,

MAXWELL ENVIROTECH, INC.

Scott A. Maxwell, I.H. - Pres.
EPA#459781145NCSR
TX#105333

SM:vm
enclosures